



2, College Court, Ludlow, SY8 1BZ
Offers In The Region Of £125,000

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LAND & NEW HOMES

2 College Court Ludlow

Sitting in the peaceful, purpose-built College Court community, take a walk into Ludlow for a coffee, or just to browse the market from this well appointed two bedroom retirement apartment. Offered to the market in move-in-condition, with no onward chain.

- First Floor Retirement Apartment
- Very Well Presented Throughout
- Newly Fitted Kitchen, High-End Appliances
- Living / Dining Room
- Two Double Bedrooms, Generous Shower Room
- Secluded Town Center Location
- Exquisitely Maintained Communal Gardens
- Exclusively for Residents Aged 55+
- NO ONWARD CHAIN

Material Information

Offers In The Region Of £125,000

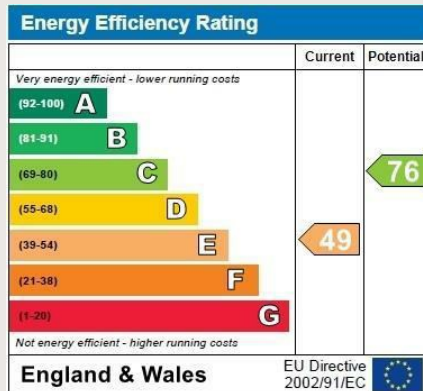
Tenure: Leasehold

Local Authority: Shropshire Council

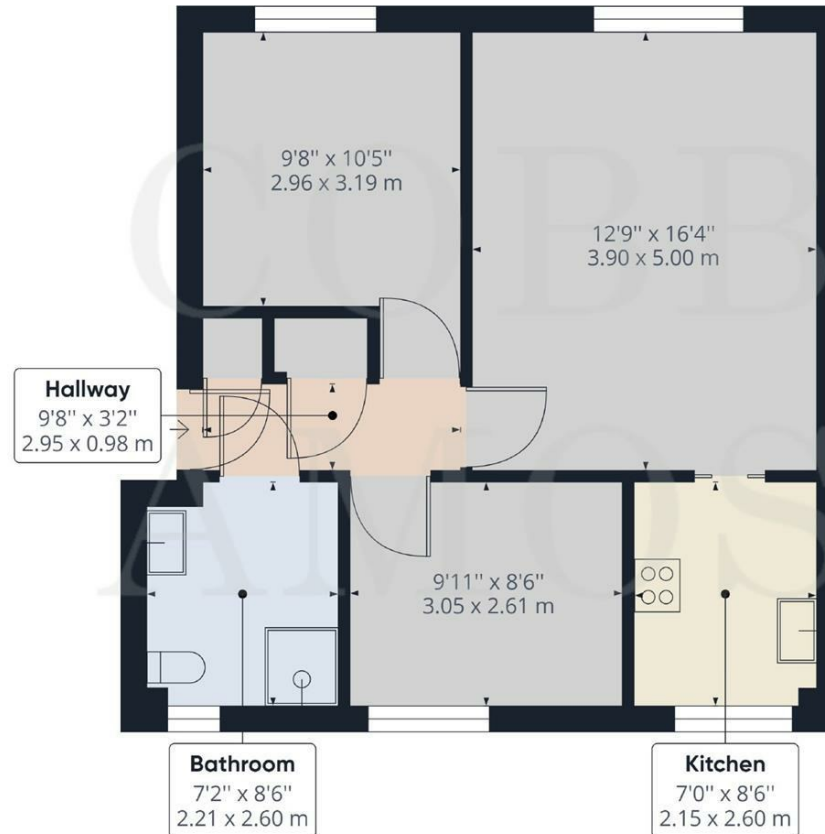
Council Tax: B

EPC: E (49)

For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



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Approximate total area ⁽¹⁾
574.73 ft²
53.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

College Court is ideally positioned in the centre of the historic market town of Ludlow, offering easy access to Ludlow's wide range of amenities, including shops, cafes, restaurants, and healthcare services. Ludlow train station is nearby, providing excellent connections to Shrewsbury, Hereford, and beyond. The town is also known for its cultural events, food festivals, and picturesque surroundings, perfect for a relaxed yet active retirement.

Property Description

The shared entrance on the ground floor leads to a single flight of stairs (stair lift available) to the first floor level and the apartment's private entrance door. The main central hallway leads to all rooms which comprise the main living / dining room with an adjoining newly fitted galley style kitchen with top-of-the-line appliances.

The main double bedroom, a second smaller double bedroom and the bathroom with suite in white comprises corner shower enclosure, pedestal wash basin and W.C. There is also a fitted storage cupboard and airing cupboard off the hallway. Please note that the apartment has recently been redecorated and the vendor has laid new carpets throughout. There is also an emergency call system that is monitored.

Gardens and Outside Areas

Communal gardens for residents to enjoy surround the apartment complex, along with an on-site property Manager. Residents parking is available from the local authority and allows you central Ludlow parking, a Red Zone permit would be at an approximate cost of £100.00 per annum.

Location

College Court is in the heart of Ludlow's thriving town centre overlooking the Castle. This popular market town is recognised for supporting independent traders, shops and cafes with frequent open air markets, food festivals and events. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 24 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Services

We understand the property benefits from mains electricity, mains water and mains drainage. Electric heating only, windows are double glazed.

Broadband Speeds

Estimated Speeds - Basic: 17 Mbps | Superfast: 80 Mbp | Ultrafast: 1000 Mbps

Local Authority

Shropshire Council

Council Tax Band: B

Tenure

We understand the property is leasehold.

Identification Check

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Agents Note

We understand annual Ground Rent is £96, Service Charge: £189.09 per month. Managed by First Port, this covers management services, communal maintenance, building insurance, and the emergency call system.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450
Email: ludlow@cobbamos.com

DIRECTIONS

From the Cobb Amos branch, 5 High Street, continue to Castle Square, then turn right into Quality Square. Take the lane to the left of The Bake House, follow the walkway, the entrance to College Court, will be on your right.



